

WISCONSIN DEPARTMENT OF
REGULATION & LICENSING



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REAL ESTATE BOARD SCREENING PANEL
Room 179A, 1400 East Washington Ave., Madison, WI
Contact: David O'Connell (608-261-4490)

Thursday, December 2, 2004

8:30 A.M and Immediately Following the Board Meeting, If Necessary

1. Call Open Session to Order
2. Convene to Closed Session to consider discipline (s. 19.85(1) (b), Stats., and to consider individual histories or disciplinary data (s. 19.85(1) (f), Stats.
 - a. Screen complaints received from the public against credential holders. The Panel consists of 2 Board members and Department staff.
3. Reconvene to Open Session
4. Vote on Items Considered or Deliberated Upon In Closed Session
5. Adjournment

REAL ESTATE BOARD
Room 179A, 1400 East Washington Avenue, Madison, WI
Contact: Roxanne Peterson (608) 266-5521

Thursday, December 2, 2004

10:00 A.M.

1. **CALL TO ORDER**
 - a. Declaration of Quorum
2. Adoption of Agenda
3. Approval of Minutes
 - a. September 23, 2004 Meeting
 - b. October 13, 2004 Teleconference Meeting
4. Presentation of Proposed Stipulations by Division of Enforcement
 - i. David J. Reed, Viroqua (02 REB 029)
 - ii. Mrs. Troy P. Craig, Pleasant Prairie (02 REB 251)
 - iii. Christopher M. Torzala, Chicago (03 REB 051)
 - iv. Nathan J. Ziegel and Badger Area Development, Ashland (03 REB 239)
 - v. Dennis C. Midthun & Real Estate Preferred, Inc., d/b/a Remax Preferred, Madison (01 REB 056)
 - vi. William W. Ranquette, Waunakee (03 REB 235)
5. Administrative Report
 - a. Board Roster
 - b. 2005 Board Meeting Dates
 - c. Summary Reports on Pending Court Cases, Disciplinary Cases, Administrative Rules and Legislation
6. Administrative Rules
 - a. Public Hearing on Proposed Amendment of RL 17 re: Supervision **10:30 a.m.**
7. Reciprocal Agreement Review and Consultation
 - a. Indiana Reciprocity Non-Resident Licensing Agreement
 - b. Illinois Reciprocity Non-Resident Licensing Agreement

8. Verification of License in Good Standing for Out-of-State Applicants
9. Practice Questions
10. Division of Enforcement Case Handling Procedure – Jack Temby
11. **CONVENE TO CLOSED SESSION to deliberate on cases following hearing (s. 19.85(1)(a), Stats.; consider closing disciplinary investigation with administrative warning (s. 19.85(1)(b), Stats. and 440.205, Stats., to consider individual histories or disciplinary data (s. 19.85 (1)(f), Stats.; and, to confer with legal counsel (s. 19.85(1)(g), Stats.)**
 - a. Monitoring Report or Any that May Be Submitted After Mailing of Agenda
 - b. Case Closings and Case Status Report or any that may be Submitted after Mailing of Agenda.

i.	01 REB 271	xiii.	02 REB 167	xxiii.	03 REB 005
ii.	02 REB 084	xiv.	02 REB 018	xxiv.	03 REB 020
iii.	02 REB 122	xv.	02 REB 024	xxv.	03 REB 029
iv.	02 REB 285	xvi.	02 REB 057	xxvi.	03 REB 036
v.	03 REB 113	xv.	02 REB 176	xxvii.	03 REB 061
vi.	03 REB 138	xvi.	02 REB 188	xxviii.	03 REB 064
vii.	03 REB 142	xvii.	02 REB 205	xxix.	03 REB 101
viii.	03 REB 147	xviii.	02 REB 211	xxx.	03 REB 103
ix.	03 REB 215	xix.	02 REB 215	xxxi.	03 REB 124
x.	04 REB 024	xx.	02 REB 234	xxxii.	04 REB 045
xi.	03 REB 217	xxi.	02 REB 260	xxxiii.	03 REB 026
xii.	02 REB 061	xxii.	02 REB 295		
 - c. Deliberation on Administrative Warnings or Any that May Be Submitted after Mailing of Agenda
 - i. 03 REB 026
 - d. Deliberation on Proposed Stipulations or Any that May Be Signed after Mailing of Agenda.
 - i. David J. Reed, Viroqua (02 REB 029)
 - ii. Mrs. Troy P. Craig, Pleasant Prairie (02 REB 251)
 - iii. Christopher M. Torzala, Chicago (03 REB 051)
 - iv. Nathan J. Ziegel and Badger Area Development, Ashland (03 REB 239)
 - v. Dennis C. Midthun & Real Estate Preferred, Inc., d/b/a Remax Preferred, Madison (01 REB 056)
 - vi. William W. Ranquette, Waunakee (03 REB 235)
 - vii. Gail M. Kane, Sturgeon Bay (01 REB 317, 02 REB 095, 02 REB 150, 02 REB 212, 02 REB 237, 03 REB 164)
 - e. Deliberation on Case Closings, Administrative Warnings or Any Other Disciplinary Actions that May Be Submitted after Printing of Agenda
12. **RECONVENE TO OPEN SESSION**
13. Vote on Items Considered or Deliberated upon in Closed Session, If Voting is Appropriate
14. Such Other Items as Authorized by Law
- DOE – Signatures for Proposed Stipulations, Orders and Administrative Warnings
15. Agenda Items for Next Meeting: February 24, 2005
16. **ADJOURNMENT**

MEETINGS AND HEARINGS ARE OPEN TO THE PUBLIC UNLESS OTHERWISE NOTED. IF A BOARD ADJOURNS TO CLOSED SESSION, RECONVENES IN OPEN SESSION TO VOTE ON ITEMS CONSIDERED IN CLOSED SESSION, AND DURING VOTING DETERMINES THAT ADDITIONAL DELIBERATIONS ARE NECESSARY FOR VOTING, THE BOARD MAY ADJOURN TO CLOSED SESSION TO CONTINUE DELIBERATIONS AND THEN RECONVENE INTO OPEN SESSION FOR VOTING.

Meetings and hearings may be cancelled without notice. Times listed for meeting items are approximate and depend on the length of discussion and voting. The board may also consider in closed session, stipulations filed after the printing of this notice. Meetings may be confirmed by a telephone call to the listed contact person. Examinations are open only to authorized candidates. Times listed for the commencement of disciplinary hearings may be changed by the examiner for the convenience of the parties. All meetings are held at 1400 East Washington Avenue, Madison, Wisconsin, unless otherwise noted. For a complete copy of the board's agenda, contact the board listed above. Interpreters for the hearing impaired provided on request. Contact the Affirmative Action Officer, (608) 266-2112.